

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 12-08-04
C.C. 01-11-05

File Number
PDC04-065

Application Type
Planned Development Rezoning

Council District
6

Planning Area
Willow Glen

Assessor's Parcel Number(s)
264-48-019

PROJECT DESCRIPTION

Completed by: Ed Schreiner

Location: Northeast corner of Willow Street and Prevost Street

Gross Acreage: 0.34

Net Acreage: 0.34

Net Density: 8.8 DU/AC

Existing Zoning: CP Commercial

Existing Use: Vacant

Proposed Zoning: A(PD) Planned
Development

Proposed Use: Single Family Residential

GENERAL PLAN

Completed by: ES

Land Use/Transportation Diagram Designation
General Commercial

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: ES

North: Single Family Detached
Residential

R-2 Residence District

East: Retail

CP Commercial District

South: Single Family Attached
Residential

R-2(PD), A(PD) Planned Development District

West: Single Family Detached
Residential

R-2 Residence District, CP Commercial District

ENVIRONMENTAL STATUS

Completed by: ES

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: ES

Annexation Title: Gardiner No 1

Date: March 16, 1911

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: November 30, 2004

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT

OWNER

Jack Faraone
15840 Kennedy Rd
Los Gatos, CA 95032

Willow Street Property Group, LLC
1775 Barcelona Ave
San Jose, CA 95124

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: ES

Department of Public Works

See attached memorandum

Other Departments and Agencies

See attached memorandum from the City of San Jose Fire Department, dated August 5, 2004

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant is requesting to rezone the subject 0.34 gross-acre site from the CP Commercial Zoning District to an A(PD) Planned Development Zoning District to allow the development of three single-family detached dwellings. The site currently is vacant. The applicant is proposing to split the lot into three separate parcels and construct three single-family residences, two fronting on Willow Street and one fronting on Prevost Street. West and north of the site are single-family residences. East of the site is a custom door manufacturer. To the south are single-family attached residences.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) this project is found to be exempt in that it consists of the construction of fewer than four single-family residences in an urbanized area.

GENERAL PLAN CONFORMANCE

The site is designated General Commercial on the San Jose 2020 General Plan Land Use/Transportation Diagram. The General Plan's Discretionary Alternate Use Policy, Two Acre Rule allows development of infill sites of less than two acres with a use and density range other than that specified by the General Plan designation, provided that the density is compatible with surrounding uses and the project is of exceptional design. As discussed in the analysis below, both the use and proposed design are compatible with the surrounding neighborhood. Staff will continue to work with the developer at the Planned Development Permit stage to ensure that the design remains of high quality.

PUBLIC OUTREACH

A community meeting for this project was held at 6:00 p.m. on Monday, November 8, 2004 at the Gardner Community Center. Notification of the meeting was sent to residents within a 500-foot radius of the site. Neighborhood residents in attendance at the meeting generally supported the proposal; however, concerns were expressed that the project provide adequate parking and that the architecture be compatible with that of the surrounding neighborhood.

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public.

ANALYSIS

The primary issues for this project are compatibility with the development pattern of the surrounding neighborhood and parking.

Compatibility with the Neighborhood

The project site is located on the edge of a single-family residential neighborhood made up predominately of single-story residences built in the 1920s and 30s on 5,000 and 6,000 square foot lots. Although existing residences reflect a variety of architectural styles, most have porches and detached, rear garages.

The General Plan designates this site for commercial development; however, after exploring several commercial options, staff and the property owner reached the conclusion that residential development would be more appropriate on this small, awkwardly-shaped site and more compatible with the existing residential uses. Staff has worked with the applicant to develop a residential proposal that reflects as nearly as possible the existing pattern of the neighborhood.

The proposed rezoning provides for three single-family residential lots, ranging in size from 4,240 to 5,558 square feet with an average of just under 5,000 square feet. Two of the lots include detached garages, while the third is designed to minimize visibility of the garage from the street. The conceptual elevations indicate a craftsman style of architecture with pitched roofs and porches that reflect a traditional style found in the existing neighborhood. Staff believes that this design provides for appropriate infill development that respects the character of the surrounding neighborhood. Staff will continue to work with the applicant at the Planned Development Permit stage to refine the architectural design and to ensure conformance with the provisions of the Zoning.

Parking

The draft development standards for this project require two parking spaces per unit. The development standards allow these parking spaces to be provided in a tandem configuration for those lots with detached garages to take advantage of the long driveways typical of this neighborhood. Guest parking will be provided on the street, as is standard for single-family development in the surrounding neighborhood.

Conclusion

Based on the above analysis, staff concludes that the proposed rezoning provides for development that is compatible with surrounding uses and includes adequate parking for residents and guests.

RECOMMENDATION

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan based on the General Plan Discretionary Alternate Use Policy; Two-Acre Rule.
2. The proposed rezoning will facilitate infill development of this site with uses that are compatible with the surrounding neighborhood.